016.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	746,000 / 746,000
					USE VALUE:	746,000 / 746,000
					ASSESSED:	746,000 / 746,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANGONE PAULA A
Owner 2:	
Owner 3:	
Street 1:	82 MARY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,552 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Aluminum Exterior and 1830 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5552.000	276,800		469,200	746,000
Total Card	0.127	276,800		469,200	746,000
Total Parcel	0.127	276,800		469,200	746,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.76 | /Parcel: 407.7

Legal Description

User Acct 11588

GIS Ref

GIS Ref

Insp Date 04/13/09

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 016.0-0004-0010.0

!1405!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,800	0	5,552.	469,200	746,000	746,000	Year End Roll	12/18/2019
2019	101	FV	228,100	0	5,552.	498,600	726,700	726,700	Year End Roll	1/3/2019
2018	101	FV	228,100	0	5,552.	363,700	591,800	591,800	Year End Roll	12/20/2017
2017	101	FV	228,100	0	5,552.	316,700	544,800	544,800	Year End Roll	1/3/2017
2016	101	FV	228,100	0	5,552.	269,800	497,900	497,900	Year End	1/4/2016
2015	101	FV	222,700	0	5,552.	264,000	486,700	486,700	Year End Roll	12/11/2014
2014	101	FV	222,700	0	5,552.	217,000	439,700	439,700	Year End Roll	12/16/2013
2013	101	FV	222,700	0	5,552.	206,500	429,200	429,200		12/13/2012

PRINT

Date	Time
12/10/20	17:00:53

LAST REV

Date	Time
04/14/09	15:42:09

hchinal

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1405

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANGONE WILLIAM	23418-56		7/13/1993		80,000	No	No		A

USER DEFINED

Prior Id # 1:	11588
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2006	337	Manual	4,000					10 x 10 screen por
2/11/2003	86	Add Att	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2009	Meas/Inspect	163	PATRIOT
11/4/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	267	PATRIOT
8/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5552		Sq. Ft.	Site		0	80.	1.06	1									469,246						469,200	

Total AC/HA: 0.12746 | Total SF/SM: 5552 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 469,246 | Spl Credit | Total: 469,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99138588
Adj $ / SQ:	167.296
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	376062
Depreciation:	99280
Depreciated Total:	276782

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

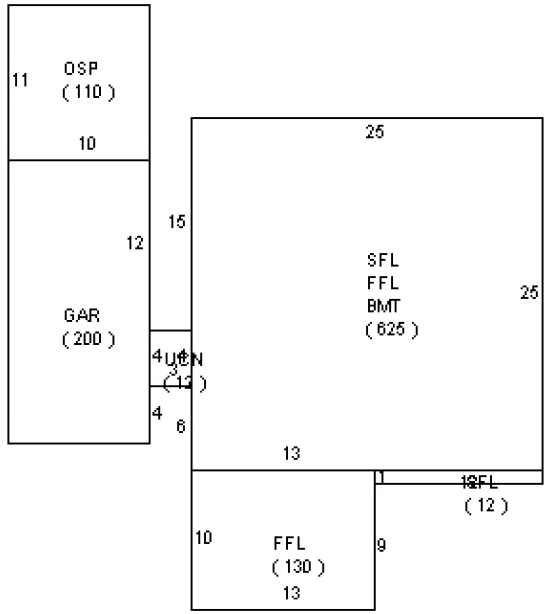
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.30
Special Features:	0	Val/Su Net:	118.34
Final Total:	276800	Val/Su SzAd	198.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	755	167.300	126,309
SFL	Second Floor	637	167.300	106,568
BMT	Basement	625	73.020	45,641
GAR	Garage	200	27.260	5,453
OSP	Screen Porch	110	34.350	3,779
UCN	Canopy	12	26.170	314

Net Sketched Area:	2,339			Total:	288,064
Size Ad	1392	Gross Are	2339	FinArea	1830

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

016.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	